

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 SLAUGHTERYARD LANE, ELDORADO,

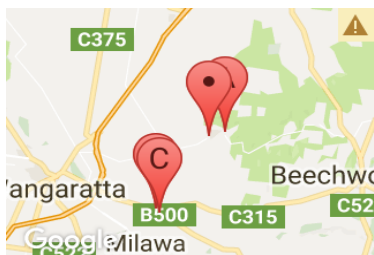
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$436,000

MEDIAN SALE PRICE



ELDORADO, VIC, 3746

Suburb Median Sale Price (House)

\$360,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



18 MCEVOY DR, ELDORADO, VIC 3746

 3  2  2

Sale Price

\$350,000

Sale Date: 27/10/2016

Distance from Property: 1.7km



14 PRYSE RD, TARRAWINGEE, VIC 3678

 3  -  2

Sale Price

\$410,000

Sale Date: 27/01/2017

Distance from Property: 10km



10 PLOUGHLANDS CRT, TARRAWINGEE, VIC

 4  2  -

Sale Price

\$425,000

Sale Date: 27/07/2016

Distance from Property: 10km



This report has been compiled on 09/12/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 SLAUGHTERYARD LANE, ELDORADO, VIC 3746

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$436,000

Median sale price

Median price

\$360,000

House

X

Unit


Suburb

ELDORADO

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
18 MCEVOY DR, ELDORADO, VIC 3746	\$350,000	27/10/2016
14 PRYSE RD, TARRAWINGEE, VIC 3678	\$410,000	27/01/2017
10 PLOUGHLANDS CRT, TARRAWINGEE, VIC 3678	\$425,000	27/07/2016